



GRASSROOTS
REALTY GROUP

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8012 36 Avenue NW
Calgary, Alberta

MLS # A2266622



\$574,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	883 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan		

Inclusions: N/A

55 Ft Wide By 110 Ft Long - 562 Square Meter Lot with M-C1 Zoning! On-top of the lot sits a charming 3 bedroom bungalow with 2 bedrooms up, a 4-piece bathroom, open concept living, kitchen, and dining, along with a gas fireplace. Below is a family room, a bedroom, den and half bathroom, and laundry. Outside features a spectacular yard with mature trees, a massive double tiered deck, and an oversized heated double garage along with a parking pad. Move in and enjoy Bowness, or select from many different construction options available. Close to the farmers market, the Trans-Canada highway, schools, biking paths, and more!